



MINUTES

**Ad Hoc on Downtown Revitalization
City Council Conference Room
Tenth Floor, City Hall
Friday, August 13, 2004
8:00 a.m.**

Call to Order

The meeting was called to order at 8:02 a.m.

Roll Call

Councilmember Brian Jeffries, Chair
Councilmember Sandy Allen, Member
Councilmember Geneva Smith, Member
Councilmember Carol Wood, Member

Others Present

Terese Horn, Council Staff
Linda Sanchez, Mayor's Office
Kevin Green, PSD
John Truscott, Gillespie Group
Pat Gillespie, Gillespie Group
Matt Weingarden, PSD
Bob South, WKAR

Jim Ruff, PND

Approval of Minutes

COUNCILMEMBER WOOD MADE A MOTION TO APPROVE THE MINUTES OF THE JUNE 14, 204 MEETING, AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

DISCUSSION/ACTION

Presentation by Patrick Gillespie on Downtown Housing

Mr. Gillespie appeared before the Committee to provide an overview on downtown housing proposals. He displayed diagrams showing the layout around the State Capitol centered in a four mile radius, of which is referred to as the Urban Core. He distributed a summary of five proposed housing projects: Prudden Place, Stadium District, Ottawa & Butler, Oliver Towers, and Grand Harbor Club. A review of the Stadium District and Oliver Towers projects followed.

Mr. Gillespie reviewed the Stadium District project layout, including parking ramp, and other available parking to accommodate not only the residents but surrounding businesses. The following list highlights the discussion of the presentation:

- Stadium Design
- Rental units Costing Approximately \$850 to \$1300
- Private Heated Parking lot Available for the Condominiums, of which will provide Two Spaces for Every Unit
- City owned Parking Ramp that would hold Approximately 350 Vehicles
- Condominiums could be sold in the Range of \$120,000 to \$150,00
- Layout of Rental Units -- He indicated that they feel Confident that these units will be Different than any other Unit in the Lansing Area
- Need for a Act 285

Mr. Ruff stated that he needs more information from the Gillespie Group in order to determine if there should be an Act 285 Review. He reviewed some concerns as follows:

- Is there Sufficient Public Parking in the Area to Support Existing Facilities
- Assurance that the current Available Public Parking Spaces would be Replaced
- Consideration of who the lots would Serve (He stated the current surface provides 300 to 350 spaces)
- The Current Status of the Performing Arts and Previous Designation of Performing Arts for this Property
- What is Required by the Gillespie Group to Make this Project Work

Mr. Ruff stated he doesn't want to start an Act 285 reviewed if a plan is not in place on how to accomplish the project. He is waiting for information from Mr. Gillespki. He questioned whether or not the arts goal could be met within this project. He stated that they have to define the area being looked at for a district like this. He needs to have a proposal submitted for their review. Mr. Ruff stated that after a more rounded idea on the project is provided to him, it would be possible to have an Act 285 Review. Mr. Gillespie stated that he is clear on what information he needs to provide Mr. Ruff.

Comments were made about the CSO project for Michigan Avenue being scheduled for the year 2006 and the advantage to construct this project at the same time.

- Oliver Tower site

Mr. Gillespki reviewed the proposed layout for the Oliver Tower Site and provided a sketch of the project design. He indicated that this project would be about 120 feet from the Capitol. Condos would be sold in the range of \$130,000 to \$150,000. The 22 units to replace units that are already would be the affordable units. This could have about six to seven different product developments in this project. The product is already developed in Ohio.

Mr. Ruff explained the research they are conducting for this project. They would like to get out from under the HUD lien and they hope to come up with a joint plan to allow proper parking to supply for the development and accommodate the needs for the area as much as possible.

Mr. Gillespki stated that they are ready and willing to do whatever is asked to get the project started. They would like direction and approval to go ahead. They are willing to make any changes in the parking to make the plan agreeable. They could be part of the solution with HUD.

They have the where-with-all for both projects. He stated the Stadium and Oliver costs together would be approximately \$60,000,000; however, he does not have a break down on each project. He will supply the members with this information by next week.

Mr. Ruff reported that they are losing his secretary but will be hiring a staff person in September. The projects that could come forth the quickest would be Stadium and Oliver Tower.

There was discussion with respect to having a specific person or group in administration looking at projects.

Mr. Green voiced support for projects of this kind. As a personal note, he stated that they would like to buy a condo in Lansing but at present there aren't any available. They would be interested in purchasing one of the condos in the Stadium District. He applauded the design of the projects and felt that they will enhance the downtown development. He supported moving forward with a project and not waiting on a project that may not develop with the Performing Arts.

The framework on these projects will be within the next two weeks.

It was the consensus of the committee members to meet in one month to get an update on the 285 Act

COUNCILMEMBER WOOD MADE A MOTION TO PROVIDE A COMMITTEE REPORT SUPPORTING THE CONCEPT ON THE OLIVER TOWERS AND STADIUM DISTRICT PROJECTS. MOTION CARRIED UNANIMOUSLY.

Other

Kevin Green indicated that he had been told at the Spiral Bar open house reception that Boars Head had signed an agreement to operate a development in Eaton Rapids. Mr. Green reported on a conversation with the Mayor of Eaton Rapids and Boars Head about a contract signed to operate a development supported by a Cool Cities Grant. A letter of intent was signed with Boars Head to announce date and time and location.

Next meeting – Review of parking.

ADJOURN

The meeting was adjourned at 9:23 a.m.

Respectfully Submitted,
Terese Horn
Administrative Secretary
Lansing City Council

Approved by the Committee, _____

Appropriate documents attached to original set of minutes.



AGENDA

**Ad Hoc Committee on Downtown Revitalization
City Council Conference Room
Tenth Floor, City Hall
Friday, August 13, 2004
8:00 a.m.**

Councilmember Brian Jeffries, Chair
Councilmember Sandy Allen, Member
Councilmember Geneva Smith, Member
Councilmember Carol Wood, Member

I. CALL TO ORDER

8:02

II. ROLL CALL

AP

III. APPROVAL OF MINUTES

IV. DISCUSSION/ACTION

- **Presentation by Patrick Gillespie on Downtown Housing Development**

V. OTHER

VI. ADJOURN

9:23

8-13-04

Date _____

[illegible]



GILLESPIE GROUP
PREMIUM PROPERTIES

DOWNTOWN LANSING DEVELOPMENTS

~ IN THE WORKS ~

1. PRUDDEN PLACE

- ~ Dwellings to be occupied by 5-1-05
- ~ 120 unit urban rentals
- ~ One, two and three bedroom dwellings
- ~ \$700 - \$1,200 per month

2. STADIUM DISTRICT

- ~ Mixed use development with first floor retail/office
- ~ Floors 2 – 4 contain high-end residential
- ~ 33,000 square feet of retail/office space
- ~ 21 for-sale, loft condominiums ranging in price from \$175,000 - \$225,000
- ~ 68 high-end rental apartments

3. OTTAWA & BUTLER

- ~ 72 row townhomes with purchase prices ranging from \$165,000 - \$195,000

4. OLIVER TOWERS

- ~ 80-100 for-sale condominiums
- ~ rental apartments
- ~ small boutique retail/office

5. GRAND HARBOR CLUB

- ~ 130 total units
- ~ 90 for-sale condominiums
- ~ 40 rental apartments on the river

The developments mentioned above comprise the following approximate totals:

509 total dwelling units downtown with approximately 280 high-end rentals and 229 for sale dwellings

30,000 – 40,000 square feet of retail/office space on the first floor of a few developments

Estimated value at completion: \$60,000,000

There are three other developments in the planning stages that could include the following:

For-sale and for-rent downtown residential living and ground floor office space with plentiful parking on site.



CITY OF EATON RAPIDS

EATON RAPIDS, MICHIGAN

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